



S A H I L







Comfort is something that you don't just desire, but deserve, in more ways than one. From space to indulgences, this comfort is your way of owning luxury.

And yet, you want to care for your surroundings and build a future that is sustainable and enjoyable for generations to follow.

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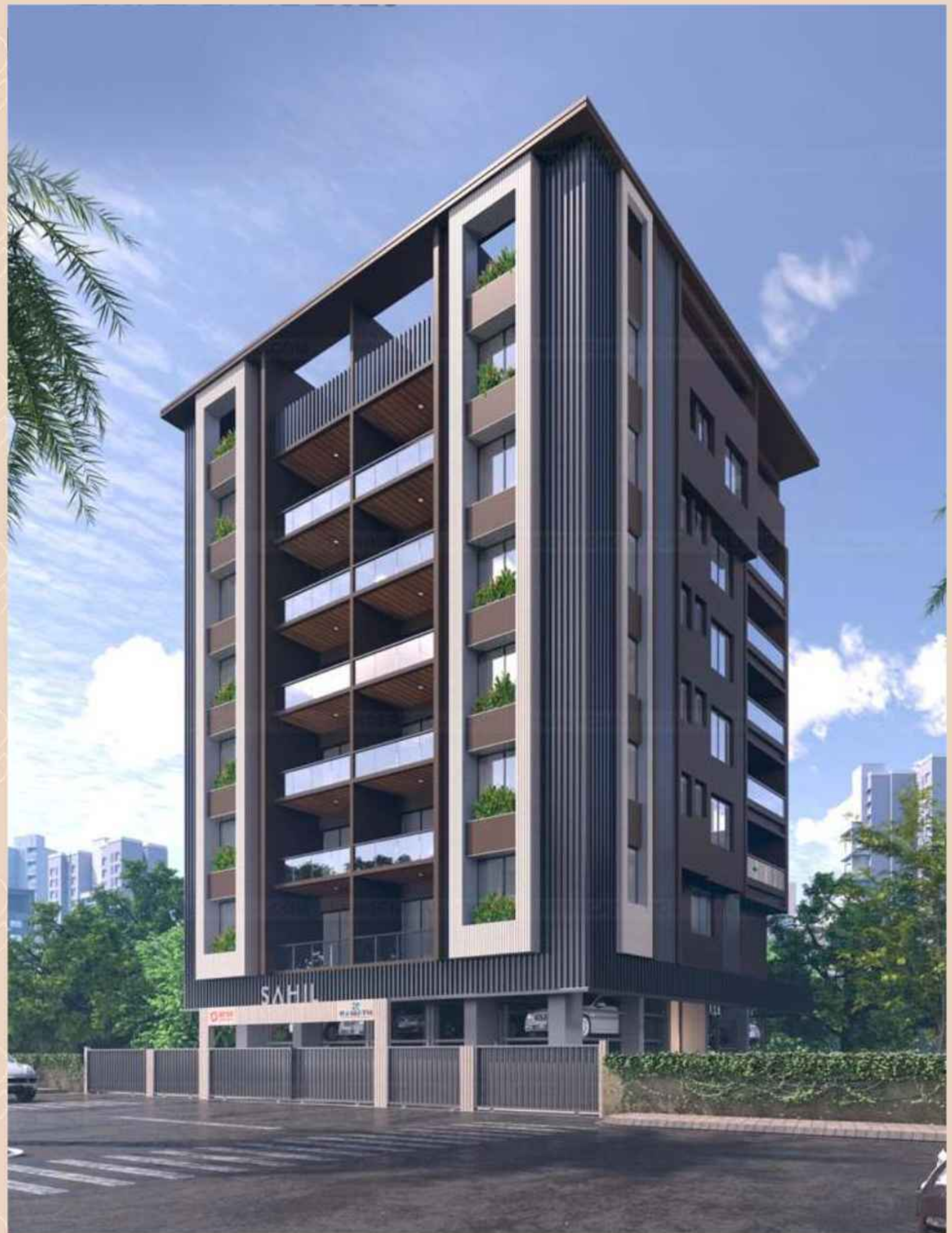
WELCOME TO SAHIL  
AT PRABHAT ROAD WHERE  
ULTRA-LUXURIOUS  
3 BED RESIDENCES LET YOU

LIVE  
ECO LUXE.



THE  
ADDRESS OF  
ECO LUXE  
LIFE.

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# LUXE BY DESIGN

FROM THE ELEVATION THAT STANDS OUT AND STANDS TALL IN A CLUTTERED SKYLINE TO INDOOR FEATURES THAT RAISE THE BAR OF INDULGENCE, SAHIL IS THE EPITOME OF LUXE LIVING.

What's more; Italian flooring of a reputed brand elevates the aesthetic appeal of the indoors to a new high.

- 3 Bed Ultra-luxurious residences
- 6-Storey eye-catching tower
- 12 Select, super spacious residences
- Handpicked specifications of reputed brands
- A fantastic location on Prabhat Road



# ECO BY SENSE

To complement the luxury that you can touch and feel, Sahil offers an experience that lets you connect with a greener way of life.

From improving the quality of everyday life to offering features to build a sustainable tomorrow, it covers diverse aspects with assurance and perfection.

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- A green neighbourhood for better indoor air quality
- Solar water heater to leverage renewable energy
- Use of low VOC paints to prevent release of chemicals in air





# ECO LUX PERFECTION

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**ELEGANZA**  
INFRA LLP

CRAFTING RELIABLE SPACES TO  
RENDER MEMORABLE EXPERIENCES!

Being in the real-estate sector over many years Eleganza LLP has grown as a leader in the provision of exceptionally high-quality real-estate development and management, recognized for contemporary design & also has been acknowledged as an organization committed to deliver customer satisfaction.

With the sole vision of acknowledging our customer's dreams by building the highest quality commercial, residential & leisure developments we have successfully transformed the real-estate market across Pune and its neighbouring cities.

At Eleganza LLP, we always strive to go that extra mile to effectively match the taste and requirements of our unique clients.

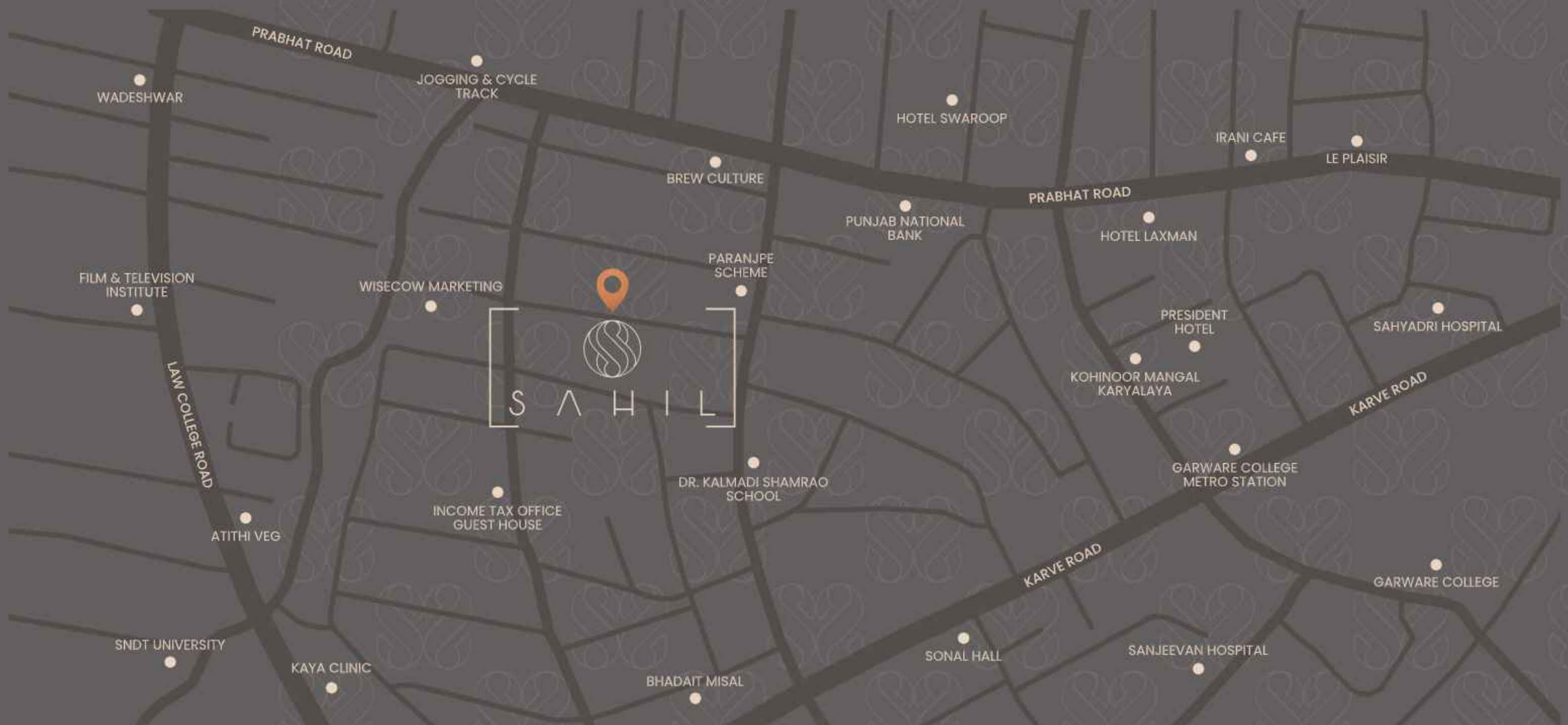
With the essential experience and understanding of the planning and development framework across India, we focus on delivering tailored solutions that suit the needs of our clients.



# PRABHAT ROAD

IDEAL IN EVERY WAY

Prabhat Road, the address of Sahil, is Pune's most loved neighbourhood for generations. Its perfect blend of calmness and loveliness, make it an urban heaven.





# ECO LUX SPECIFICATIONS

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## WALLS

- AAC Blocks Masonry with POP/Sand finishes for Internal Walls & Ceiling
- External walls- 150 mm with Acrylic Paint (Asian Paints/Nerolac)
- Internal Walls- 125 mm or 100 mm with Plastic Emulsion Paint (Asian Paints/Nerolac)

## FLOORING

- 800 X 800 mm Italian Finish Ceramic Tiles
- Antiskid Tiles in Sit-out

## ELECTRIFICATION & POWER BACK-UP

- Concealed Electrical Piping
- 4 light points, 1 fan point, 2-5 Amp plug points in each room
- Inverter Power backup covering 1 light point & 1 fan point in all rooms & 1 light point in the toilet
- Cable/Wiring - (Polycab/Finolex)
- Switches - (Anchor/Legrand)

## DOORS

- Plywood door frames, Laminated Flush door shutters fitted with Mortise Lock (All internal doors 32mm Thick)
- Main door & safety door with Laminate, SS fittings & Night latch (Main door 35mm thick)
- Sliding/ Sliding Folding Doors to Sit-out

## CEILING

- RCC Slab with POP/Sand finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/Nerolac)

## WINDOWS

- Powder Coated/ Anodised Aluminium Windows with approved Glass Thickness & Mosquito Nets along with MS Grills

## KITCHEN & DRY BALCONY

- Granite Kitchen platform with Full Height Dado & SS sink
- Combination of Anti Skid/ Vitrified tiles and granite in Dry Balcony
- 15 Amp Point for Refrigerator & Mixer/ Microwave in Kitchen, Washing Machine & Dry Balcony
- Provision for exhaust

## BEDROOMS

- Vitrified tiles in all bedrooms
- Television & Telephone Point Provision
- 15 Amp Point for Air Conditioner
- One Air Conditioner for master bedroom

## TOILETS

- Concealed Piping in all Toilets
- Provision for Hot water through the common solar heating system in all toilets
- Anti-skid Flooring& Dado tiles up to the ceiling in all toilets (Kajaria/Simpolo/Asian)
- Single Lever bath fittings in toilets (jaguar)
- Sanitary ware of Hindware/Cera. Wall hung EWC in all toilets
- 15 amp point for boiler/gyser
- Provision of exhaust



# ECO LUX HIGHLIGHTS

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- Italian marble flooring
- Wooden finish PVC ceilings
- Glass balcony
- Green building
- Solar electricity for common area
- Non-pressured solar water heater system
- Designer reception lobby with bio metric
- Apartment security system
- 2 car parks each flat
- Kholer plumbing fitting
- 4 ft stairs with Granite Finish
- Decorative MS railing
- 8 passenger auto-door elevator
- Inverter backup for lift, common lighting & water pump
- Drivers toilet in parking







## SECOND FLOOR PLAN

FLAT NO.	CARPET + DRY BALC.	OPEN BALC.	TOTAL
201	1115 sq.ft.	109 sq.ft.	1219 sq.ft.
202	1205 sq.ft.	164 sq.ft.	1367 sq.ft.





## TYPICAL FLOOR PLAN

FLAT NO.	CARPET + DRY BALC.	OPEN BALC.	TOTAL
301, 401, 501	1205 sq.ft.	164 sq.ft.	1367 sq.ft.
302, 402, 502	1205 sq.ft.	164 sq.ft.	1367 sq.ft.







Project by

# ELEGANZA

INFRA LLP

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